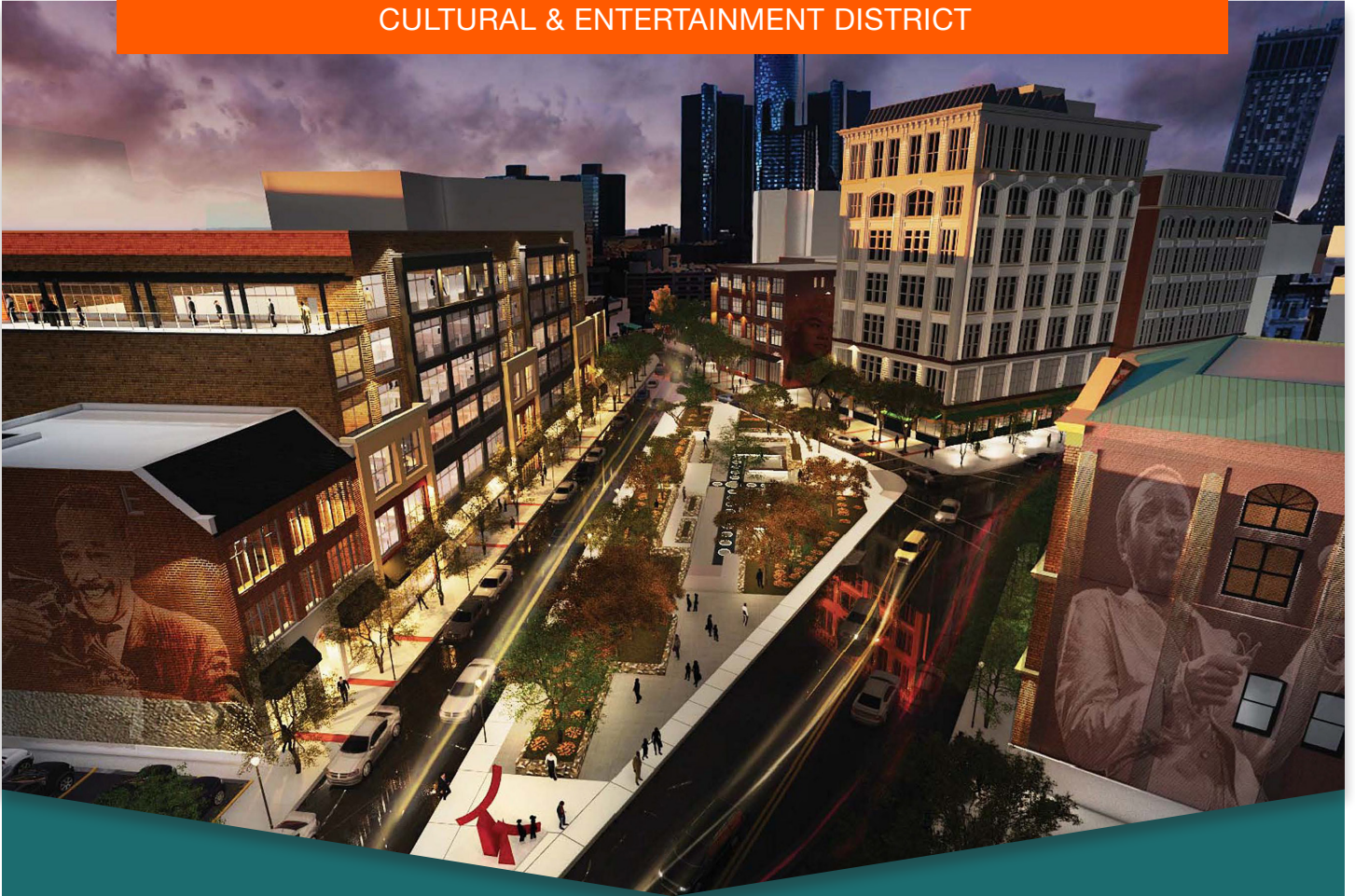


# PARADISE VALLEY

CULTURAL & ENTERTAINMENT DISTRICT



# MEDIA KIT

June 29, 2016



# PARADISE VALLEY

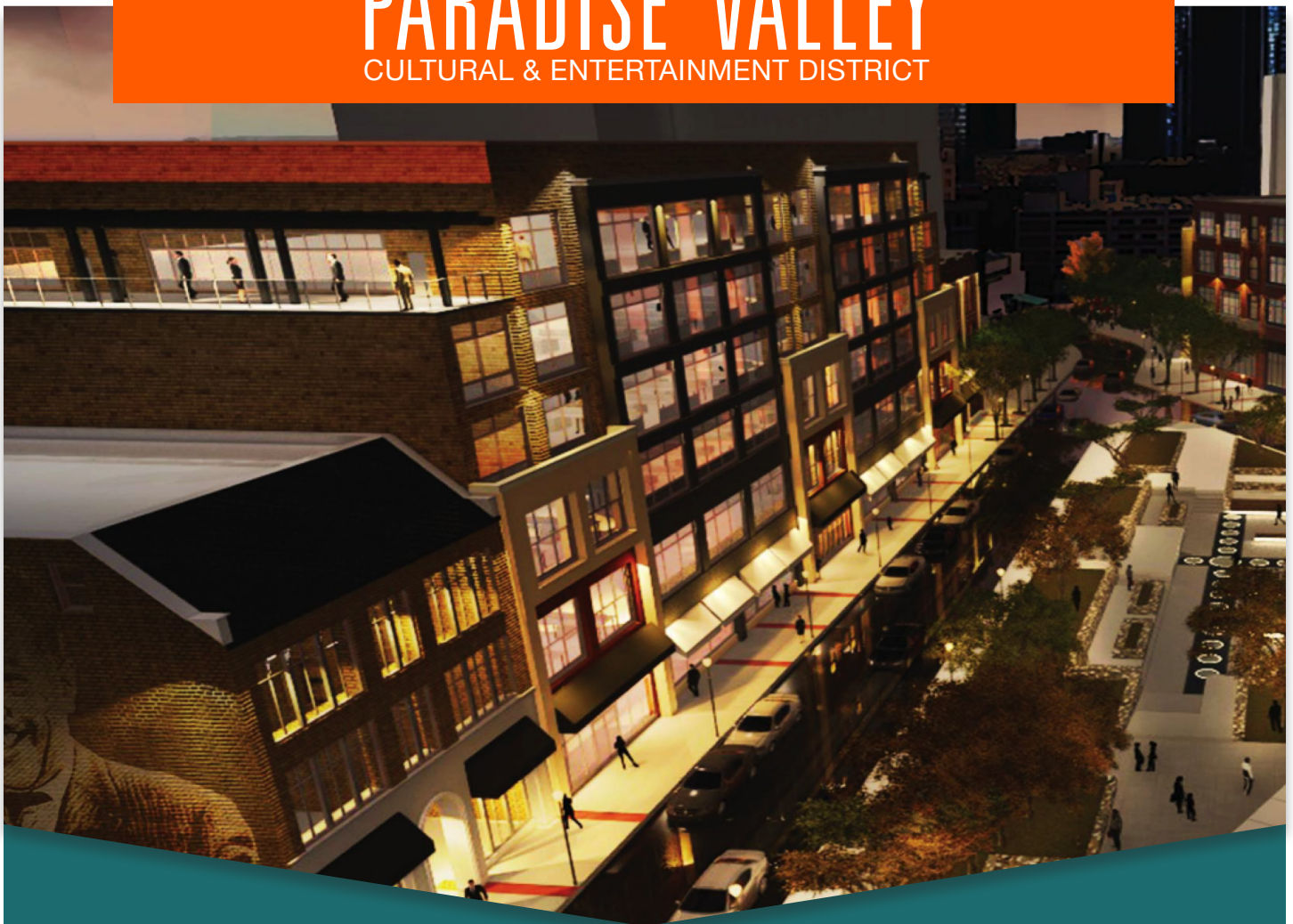
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## HASTINGS PLACE

**Paradise  
Valley Real Estate  
Holdings II, LLC**

*Developer Group  
Comprised of:*

**Hiram Eric  
Jackson**

*Managing Partner*

**Cathy Nedd**

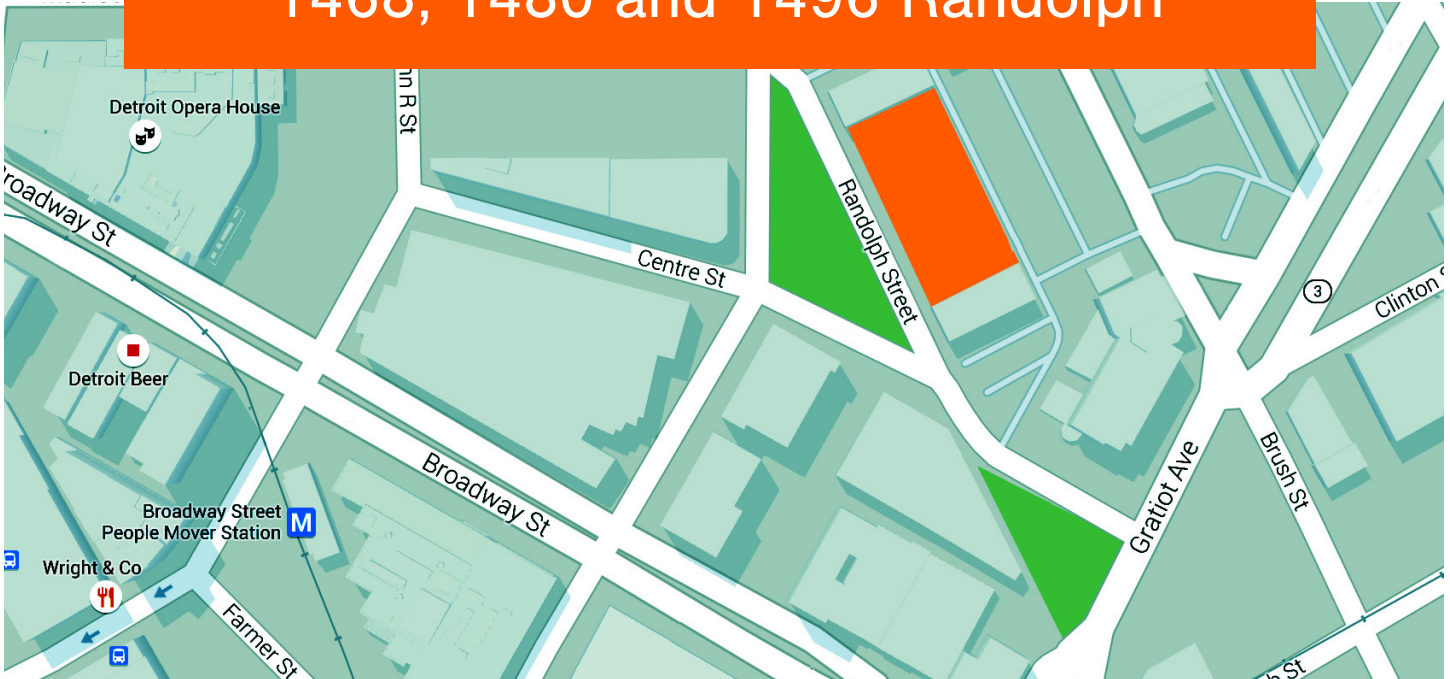
**cathynedd@gmail.com  
313-350-4241**

*Media Contact*

*Paradise Valley Real Estate Partners I  
Queen Lillian Development LLC*

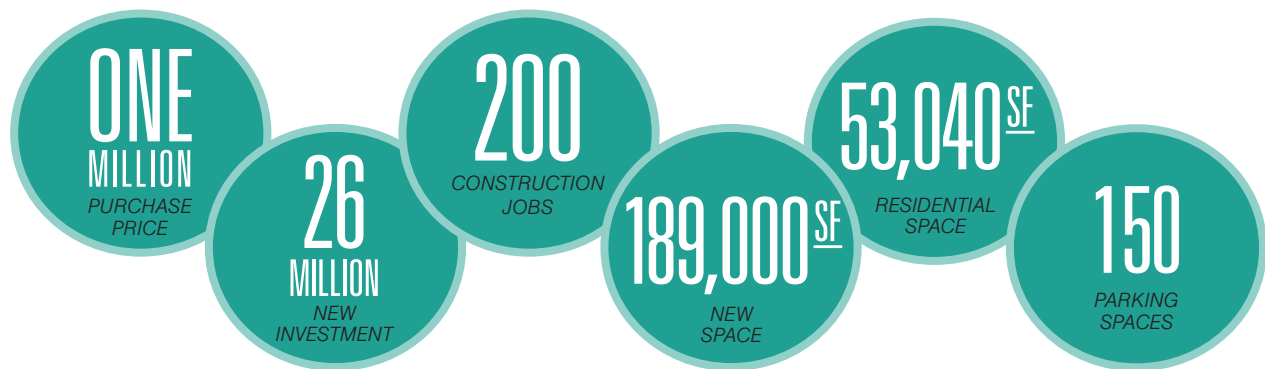


# 1468, 1480 and 1496 Randolph



**VISION:** Named for the historic Hastings Street of Detroit's original Black Bottom district, Paradise Valley Real Estate Holdings II's Hastings Place will face Beatrice Buck Park and contain luxury loft apartments, ground floor commercial, retail opportunities, and Class A Office space.

- 53,040 sf residential
- 60 upscale loft apartments (17% affordable)
- 12,620 sf of first floor retail
- 17,800 sf of Class A office space
- Five-story, 88,400 sf parking deck



**CATEGORIES OF USE:** Mixed Use, 189,660 sf of development – residential, retail, office and parking

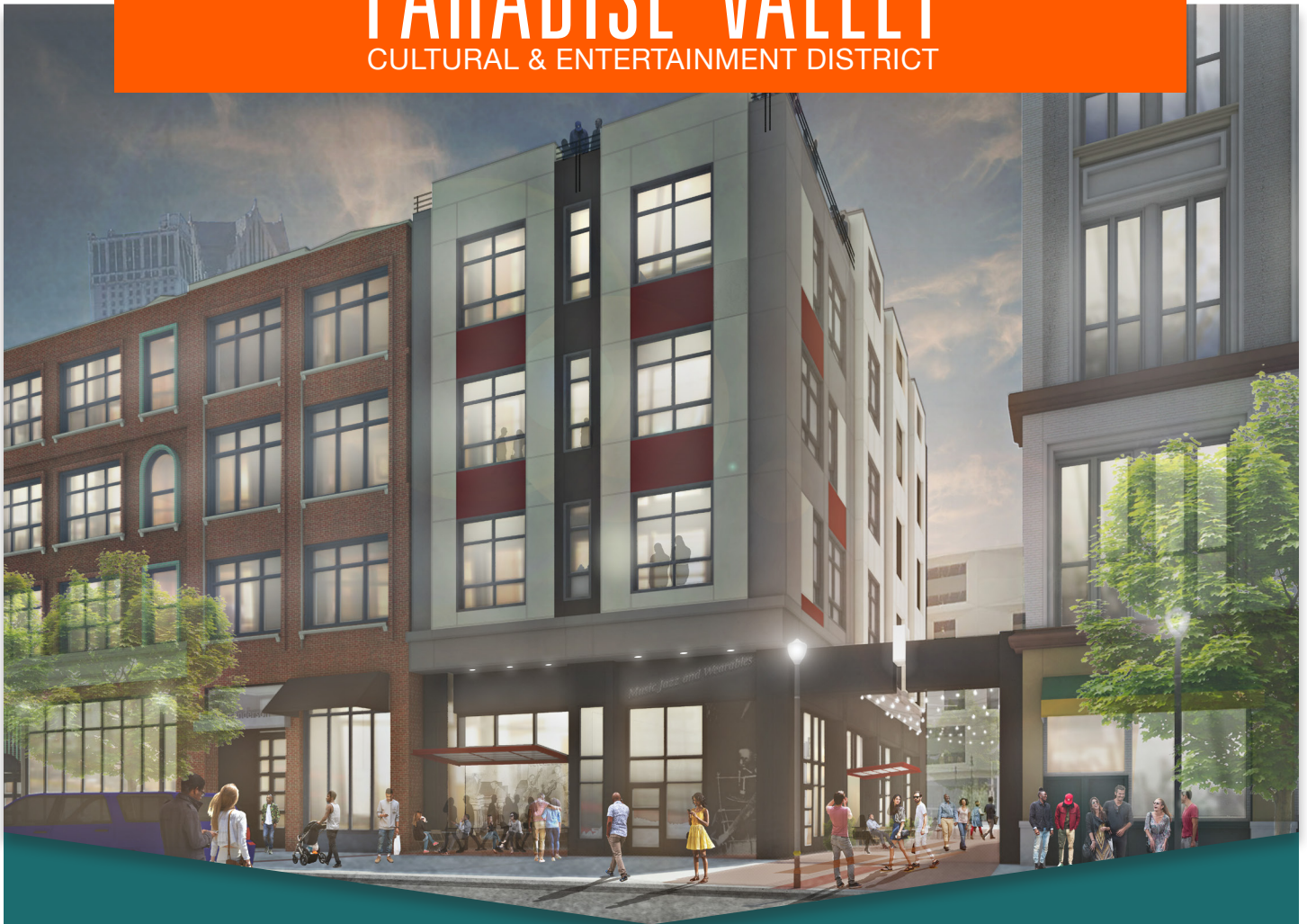
**EXPECTED COMPLETION:** 2018





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## Randolph Centre Building

**Hamilton  
Development  
Corporation**

*Developer Group*

**Rainy  
Hamilton, Jr.,  
FAIA, NOMA**

*President*

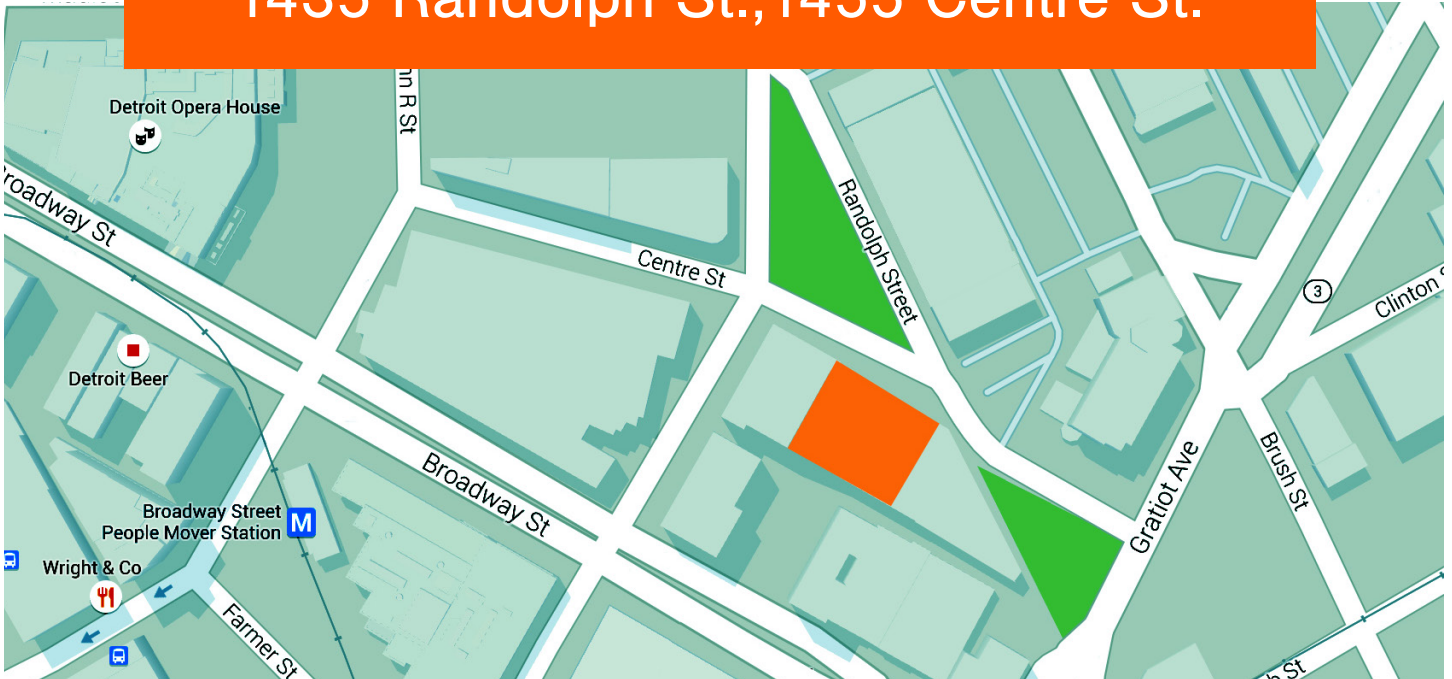
**Tiffany Jones**  
tjones@lambert-  
edwards.com

**313-309-9536**

*Media Contact*

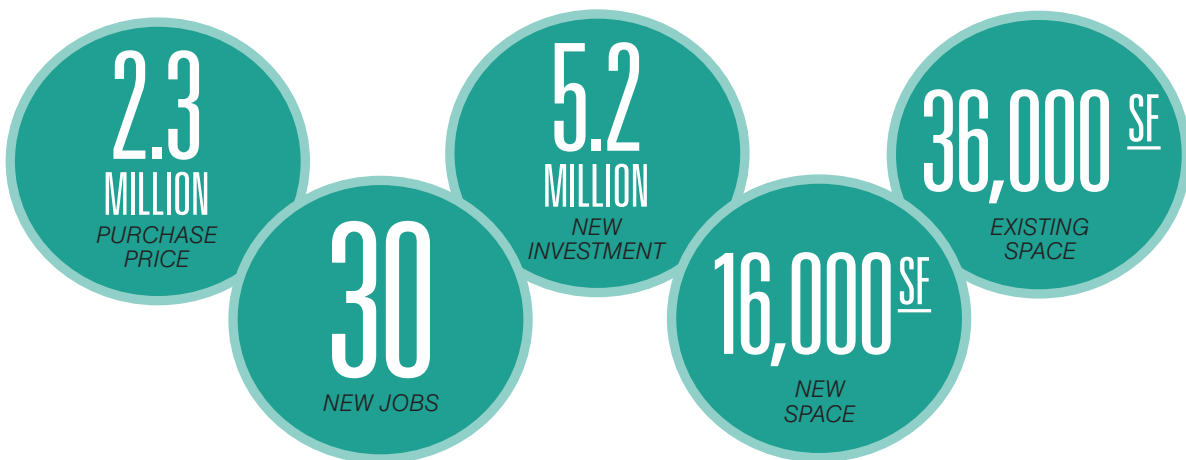


# 1435 Randolph St., 1455 Centre St.



**VISION:** The Randolph Centre Building (RCB) is the professional and office center of the PVCED. The building caters to creative professionals including architects, graphic designers and digital media designers. The loft commercial spaces are well suited for a variety of creative endeavors and new startup businesses. The RCB has been home for the architectural and landscape architectural firm Hamilton Anderson Associates (MBE) for twenty-two years.

The Randolph Centre Building also offers the premier Detroit Seafood Market Restaurant and the Paradise Valley Lounge. The Paradise Valley Jazz Club, when completed, will offer a variety of contemporary and legendary jazz musical performance with access from the Paradise Valley Jazz Alley.



**CATEGORIES OF USE:** Mixed use commercial – professional/creative offices and restaurant/lounge/jazz club; 24 loft office suites, roof deck, 6,000 sf restaurant





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## HARMONIE CLUB HOTEL

**311 E. Grand River,  
LLC**

*Developer Group*

**Patricia Cole/  
Roger Basmajian**

*Managing Partners*

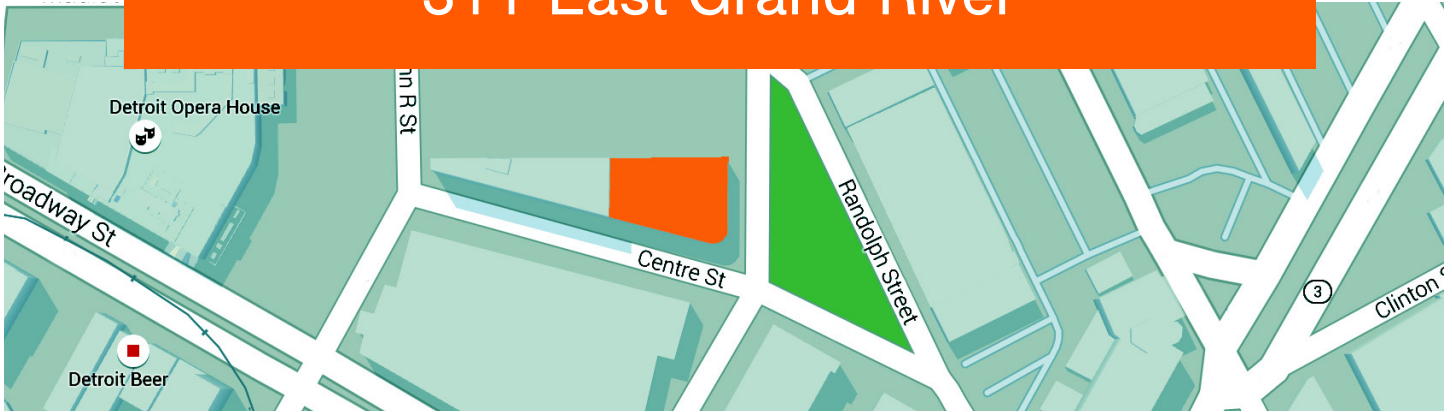
**Roger Basmajian**  
rogerb@bascomi.com

**313-502-5117**

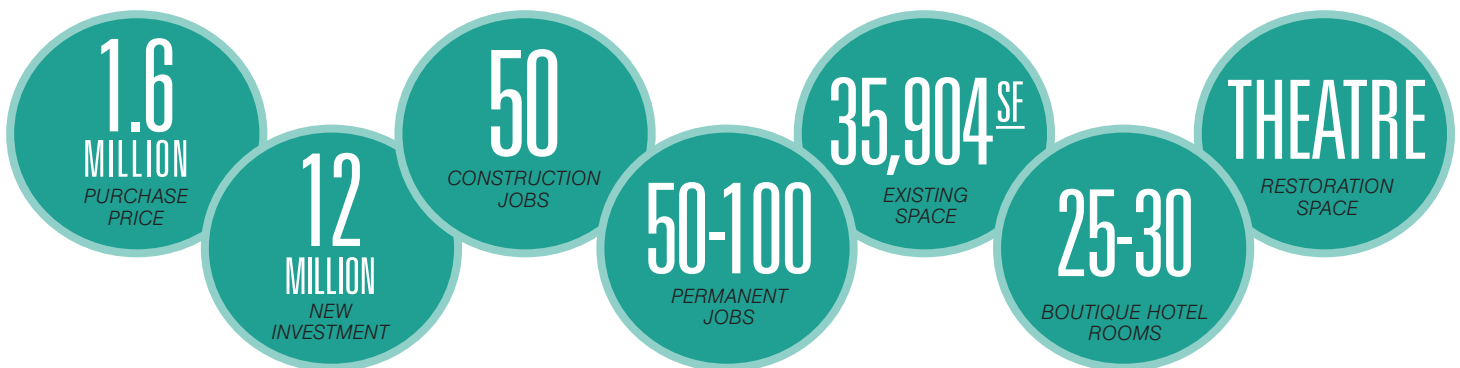
*Media Contact*



# 311 East Grand River



**VISION:** In order to restore the charm and feel of Paradise Valley as an entertainment destination, our proposal for 311 E. Grand River brings in a modern concept while keeping the history and the future alive in this building at the heart of Paradise Valley. Floors One and Two of the former Harmonie Club building will be transformed completely to create a 1920's boutique hotel with all modern amenities. This hotel will offer a one-of-a-kind lodging experience close to all of the big attractions, but right in the heart of the Paradise Valley neighborhood, and will feature artwork from African American artists throughout the hotel. The current restaurant will be extensively updated, as well as expanded with an outdoor café. The hotel entrance and lobby will also serve as a welcome center and gateway to the extensively restored theatre and grand ballroom and presentation center. We expect this flexible space to become a premier destination for artist performances, community events, weddings, banquets, art exhibitions and recitals.



**CATEGORIES OF USE:** The Boutique hotel with 25-30 rooms along with the restored theatre. The project will also include a restaurant.

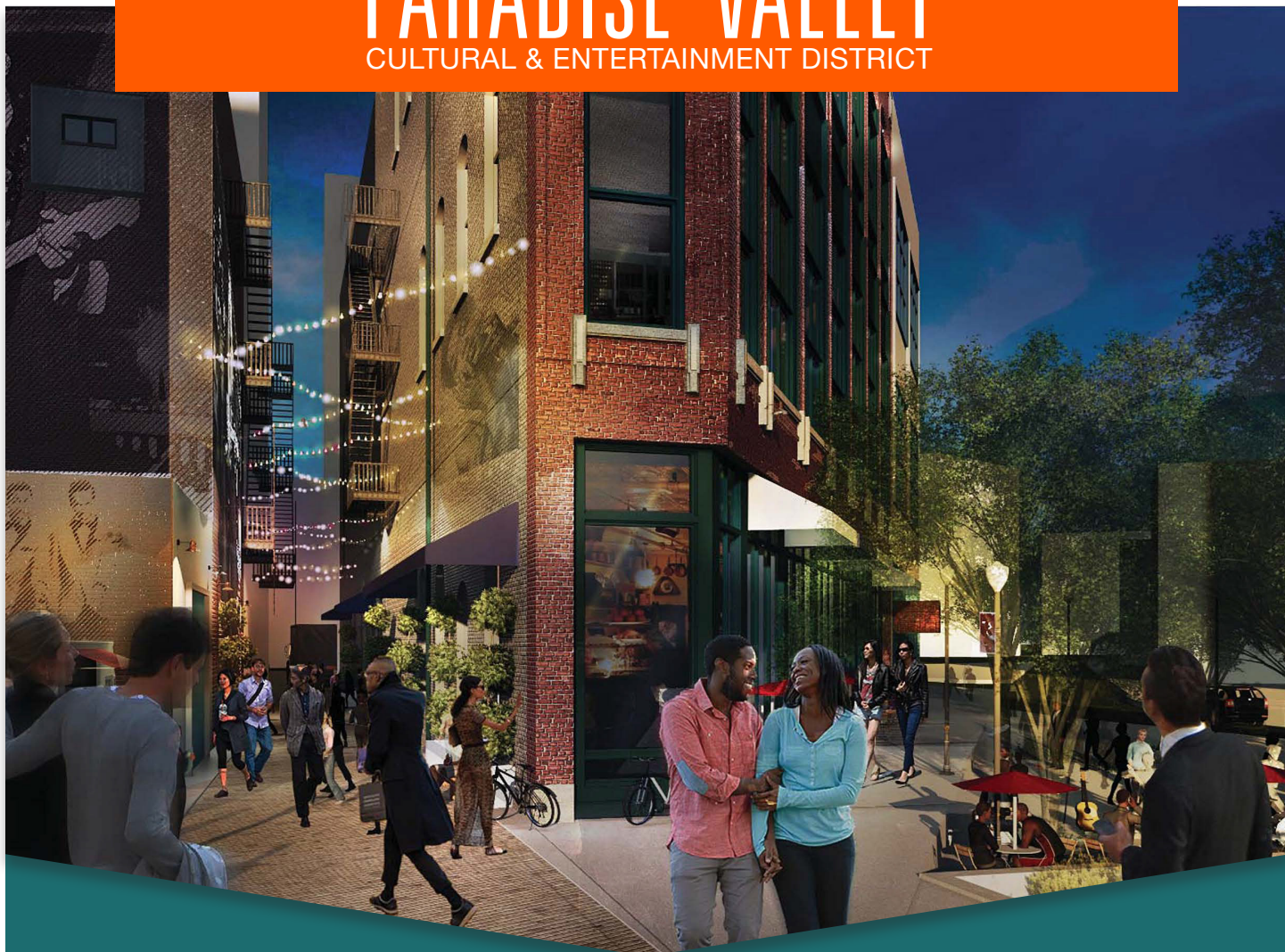
**MILESTONES:** Expected completion 2018





# PARADISE VALLEY

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## Harmonie Pointe

**Gotham Capital  
Partners**

*Developer Group*

**Dennis W. Archer,  
Jr., Esq.**

*Managing Partner*

**Bree Kellum  
President**

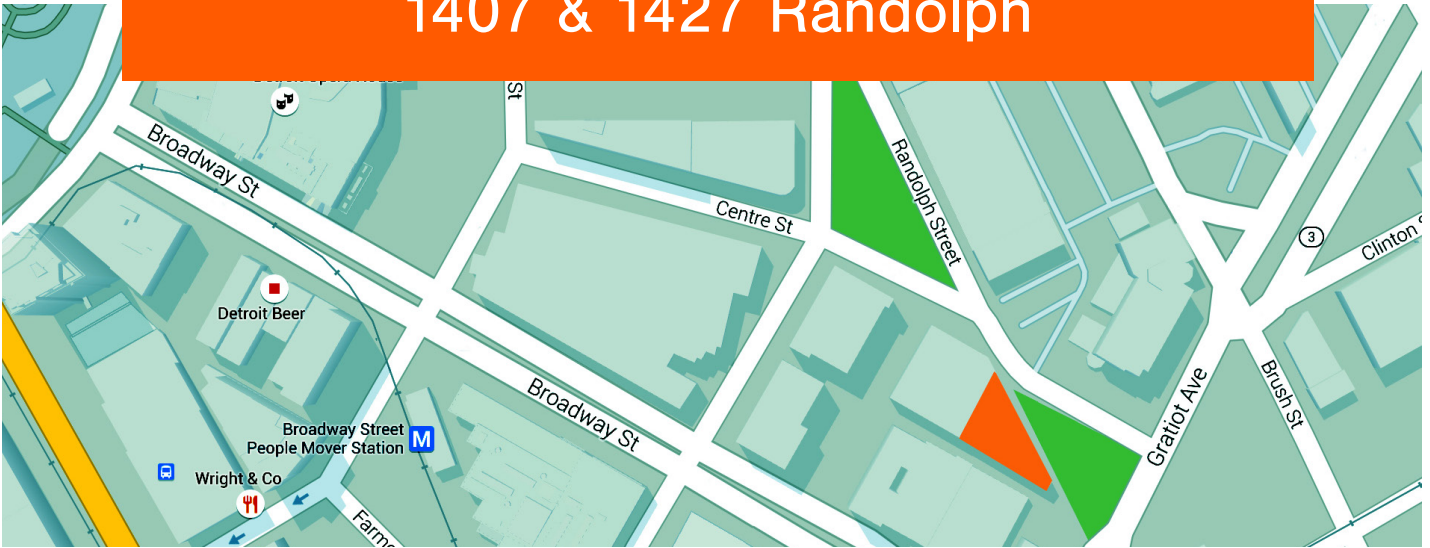
Ignition Media Group  
[bree@ignitionmediagroup.com](mailto:bree@ignitionmediagroup.com)

248-719-4179

*Media Contact*



# 1407 & 1427 Randolph



## VISION:

In the spirit of the entrepreneurial diversity in the original mix of African American-owned Paradise Valley enterprises, Gotham Capital Partners will reposition 1407 and 1427 Randolph, resulting in a mixed use development consisting of office and hospitality uses that seamlessly blend into the overall mix of our broader Paradise Valley Conservancy plan.

It's restaurant and lounge tenants will be locally welcoming and nationally known as a destination. Key to our plan is our participation in the Paradise Valley Conservancy, a nonprofit organization that will actively program the public spaces in the District to provide visitors opportunities to experience the African American cultural richness of the original Paradise Valley.



## CATEGORIES OF USE:

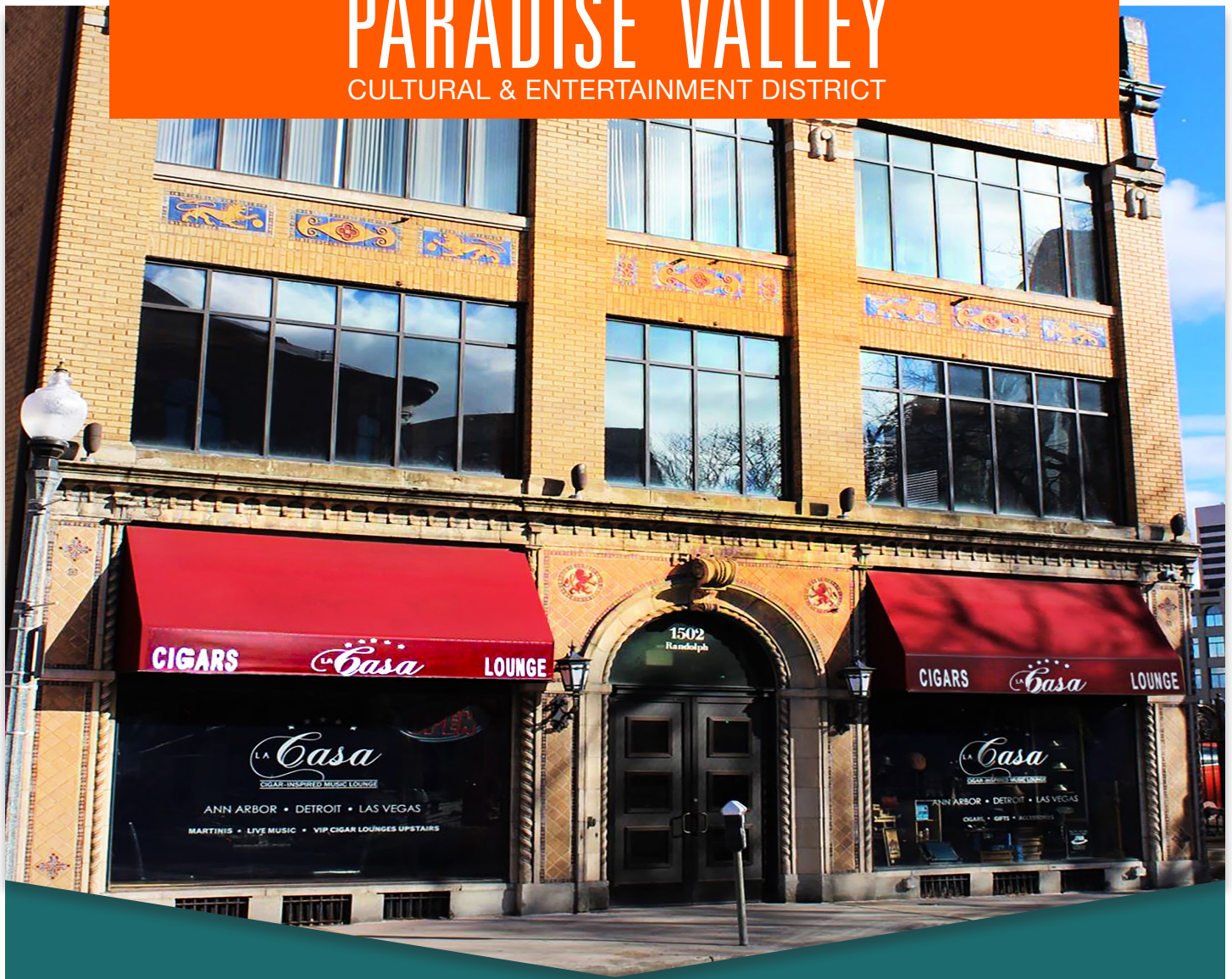
This is a mixed use development that plans to have 6 tenants in total, 3 per building, one per floor.





# PARADISE VALLEY

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## La Casa Cigars and Lounge

**La Casa  
Properties, LLC**

*Developer Group*

**Ismail Houmani**

*Principal*

**Maria Petrenko**

*Director of Marketing  
and Media Relations*  
[maria@casacigars.com](mailto:maria@casacigars.com)

734 - 476 - 9199

*Media Contact*



# 1502 Randolph Street



**VISION:** The development of this location began in 2009 with Ismail Houmani’s vision to create a luxury cigar brand, lounge and live music destination in Paradise Valley. During renovation, it was of the utmost importance to preserve as much of the architectural details of the building as possible. Mr. Houmani’s vision – much in alignment with the Paradise Valley goals and mission today – has been to continue to restore and revive the area by offering rich cultural and entertainment options in a luxury setting. La Casa continues to support and bring in Detroit-based soul, jazz and R&B talent for its live music entertainment at least four nights per week.

For many decades, Detroit was one of the centers of tobacco manufacturing in America and tobacco was Detroit’s leading industry. Mr. Houmani understands this history and has a vision to make Detroit prominent once again in the cigar sector. To that end, he has launched a Detroit-themed cigar line called “20 Minutes in Detroit,” offering various sizes named after major Detroit streets. Mr. Houmani believes in the city of Detroit and its people and wants to continue to support the community. That is why most La Casa employees are also Detroit residents.



**CATEGORIES OF USE:** Mixed used hospitality: 7,500 sf, and six residential units each in average 800 sf

**MILESTONES:** 18 months from the start date

